



## **15 Beverley Gardens, Swansea, SA5 5DR**

### **Offers Over £170,000**

IMMACULATE TWO BEDROOM semi-detached home in Ravenhill. This well-presented home is ideal for first-time buyers, those seeking a low-maintenance lifestyle, or downsizers looking for a comfortable and practical space. Featuring a bright open-plan living/dining room with patio doors to the garden, flowing into a fitted kitchen with a range of wall and base units. Upstairs, the landing gives access to the bathroom and two double bedrooms, with the main front-facing bedroom benefiting from a versatile adjoining dressing room/study. The property also features PVCu windows, gas central heating and laminate flooring throughout, providing a turn-key property where you can settle in from day one.

Outside, there is a neat front garden, a long driveway leading to a garage and a landscaped rear garden designed for ease of maintenance, with patio paving & timber features set against a leafy backdrop, rich with birdlife. Located on a quiet no-through road in Ravenhill, the home backs onto Ravenhill Park and is within easy reach of amenities in Fforestfach and Swansea, with excellent transport links and quick access to the M4.

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**Hallway**

7'2" x 5'10" (2.20 x 1.78)

Comprising laminate flooring, radiator, built-in cupboard, pvcu window & front door.

**Living/Dining Room**

20'8" x 12'9" widest (6.31 x 3.90 widest)

Spacious living area, with dual radiators, laminate flooring, pvcu windows, tv point and pvcu patio doors to the rear garden. With space for a dining table.

**Kitchen**

10'3" x 9'5" (3.14 x 2.88)

Fitted kitchen with tiled flooring and pvcu windows, enjoying views over the garden, featuring a range of wall and base units providing ample storage. The space is equipped with an integrated oven, gas hob and extractor fan, offering both practicality and style. Open to the dining area.

**Landing**

6'9" x 6'9" (2.07 x 2.06)

Landing space with fitted carpet, pvcu windows over the staircase, built-in cupboard and loft hatch.

**Bathroom**

6'4" x 5'4" (1.94 x 1.64)

Family bathroom comprising pvcu windows, radiator, shower over bath, sink & WC.

**Bedroom One**

10'4" x 10'0" (3.16 x 3.05)

Front aspect main bedroom, with laminate flooring, radiator, tv point, pvcu windows to the front aspect and adjoining dressing room/study (1.98x1.81).

**Dressing Room/Study**

6'5" x 5'11" (1.98 x 1.81)

Adjoining the main bedroom is a versatile walk-in dressing area/study, offering a stylish and practical space that can be tailored to suit your needs whether for organised storage, home office or reading room, the choice is yours.

**Bedroom Two**

10'4" x 7'9" (3.15 x 2.37)

Second double bedroom with eaves storage cupboard, laminate flooring, radiator and pvcu windows to the rear aspect.

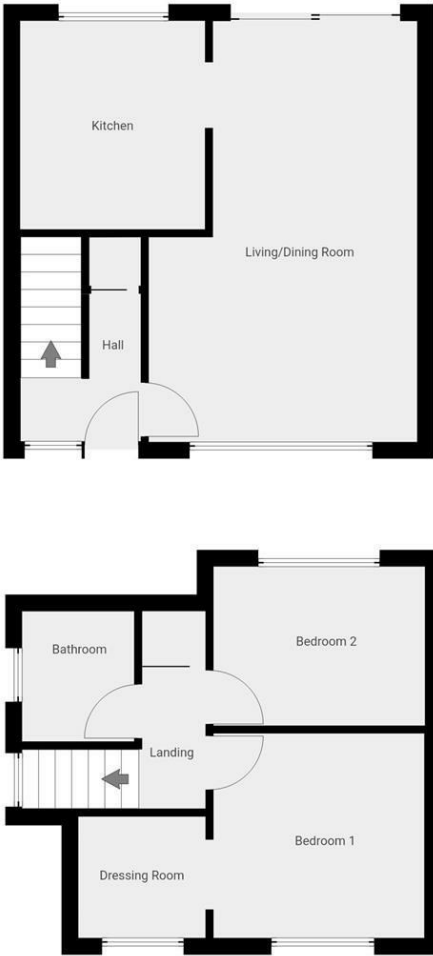
**External & Location**

Externally, the property is approached via a neat front garden with steps leading up to the entrance. A long driveway provides ample parking and leads to a garage. The rear garden has been thoughtfully landscaped for low maintenance, featuring patio paving & timber accents and enjoys a leafy backdrop teeming with birdlife, creating a tranquil outdoor setting, ideal for dining out and relaxing during the warmer months.

Located on a no-through road in Ravenhill, the home backs directly onto Ravenhill Park and is well placed for local amenities in Fforestfach and Swansea, with excellent transport links and easy access to the M4.



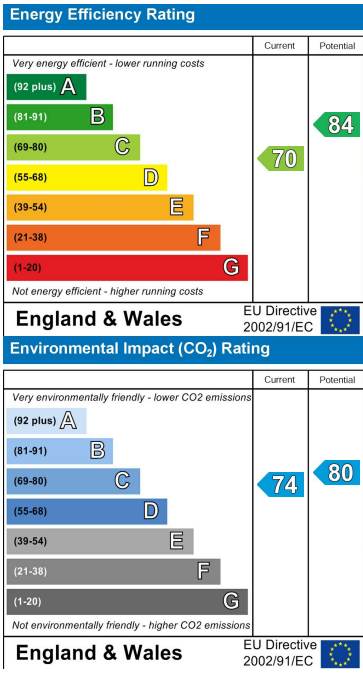
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN  
T: 01792 465822 E: info@smithslettings.com

